

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF NEW YORK PART K
DECISION AND JUDGMENT

INDEX # 061457/2007
JUDGMENT SEQ # 001

795 SHEVA REALTY ASSOC LLC,

AGAINST
GASPARRO, VICTORIA

Petitioner(s)

Respondent(s)

Decision and judgment is rendered based upon
a stipulation entered into by the parties as follows:
Judgment of possession is granted in favor of:

795 SHEVA REALTY ASSOC LLC,
and against

GASPARRO, VICTORIA

A counterclaim is granted in favor of the respondent in the amount of \$0.00
(which if not being entered separately is offset and reflected in the
total amount due, listed below.)

A money judgment is hereby granted, along with cost and disbursements
in the amount of \$0.00 in favor of:

795 SHEVA REALTY ASSOC LLC,
and against

GASPARRO, VICTORIA

for a total amount of \$2614.47

(Monthly use and occupancy is set at \$0.00 per month, as per order,
stipulation or decision in record.)

Warrant to issue forthwith

Execution AP 5

Date 4-2-07

HON. GARY F. MARTON

Judge, Civil/Housing Court

Section 5020(c) of the Civil Practice Law and Rules requires that a satisfaction be filed with the
clerk when the judgment is satisfied. Failure to do so subjects the judgment creditor to penalties.

ENTRY OF JUDGMENT

Judgment entered in accordance with the above on 4-2-07

Jack Bear

Chief Clerk, Civil Court

Warrant issued to Marshal Bia

On

APR 17 2007

CIV-LT-50(2006)

Page 1 of 1

CIVIL COURT OF THE CITY OF NEW YORK

County of _____

Housing PartIndex No.: 61457/-7LANDLORD/TENANT
ANSWER IN PERSON795 Shawa Rty Assoc
Petitioner(s),

-against-

Victoria Gasparano
Respondent(s)Address: 795 St Nicholas Pl10028 Apt. 4 H

Respondent has appeared and has orally answered the Petition as follows:

AnswerSERVICE

1. _____ The Respondent did not receive a copy of the Notice of Petition and Petition.
 2. _____ The Respondent received the Notice of Petition and Petition, but service was not correct as required by law.

PARTIES

3. _____ The Respondent is indicated improperly, by the wrong name, or is not indicated on the Notice of Petition and Petition.
 4. _____ The Petitioner is not the Landlord or Owner of the building, or a proper party.

RENT

5. _____ No rent demand or proper rent demand, either oral or written, was made before this proceeding.
 6. X The Respondent tried to pay the rent, but the Petitioner refused to accept it.
 7. _____ The monthly rent being requested is not the legal rent or the amount on the current lease.
 8. _____ The Petitioner owes money to the Respondent because of a rent overcharge.
 9. _____ The rent, or a portion of the rent, has already been paid to the Petitioner.

APARTMENT

10. X There are conditions in the apartment which need to be repaired and/or services which the Petitioner has not provided.
 11. _____ Public Assistance shelter allowance has stopped because of housing code violations in the apartment or the building.
 12. _____ The apartment is an illegal apartment.

OTHER

13. _____ Laches.
 14. _____ General Denial.
 15. X Other Answer: Disputes rent

3/26
DatedBy
Clerk's InitialsNOTICE OF SCHEDULED APPEARANCE

This case is scheduled to appear on the calendar as follows:

DATE: 4/2 TIME: 930 AM PART: F ROOM: 830

YOU SHOULD ARRIVE AT THE COURTHOUSE AT LEAST ONE HALF HOUR BEFORE THE ABOVE SCHEDULED TIME, TO ALLOW TIME TO BE PROCESSED THROUGH THE METAL DETECTORS. IF A SETTLEMENT IS NOT REACHED ON THE ABOVE SCHEDULED DATE THE CASE MAY BE SENT TO A TRIAL-READY PART FOR A TRIAL. IF YOU WILL NOT BE READY FOR TRIAL ON THE ABOVE SCHEDULED DATE, YOU MUST ASK THE COURT FOR ANOTHER TRIAL DATE. IF THE COURT DOES NOT ACCEPT YOUR REASON FOR NOT BEING READY FOR TRIAL, AND YOUR REQUEST FOR ANOTHER TRIAL DATE IS DENIED, YOU MAY BE REQUIRED TO PROCEED TO TRIAL IMMEDIATELY.

THE CLERK CANNOT CHANGE THE SCHEDULED DATE OR TIME.
 YOU MUST APPEAR AND BRING THIS FORM WITH YOU.

For assistance visit a Resource Center in the courthouse or the court's website: NYCourts.Gov/NYCHousing.

CIVIL COURT OF THE CITY OF NEW YORK

COUNTY OF NY PART G

Index No.: 61457

Year 200 7

Date: 4/12/07

Hon: Martinez

795 Shore Realty Assoc LLC
Petitioner,

against

Victoria Gasparo
Respondent

795 St Nicholas Apt. # 4H

The parties understand that each party has the right to a trial, the right to see a Judge at any time and the right not to enter into a stipulation of settlement. However, after a review of all the issues, the parties agree that they do not want to go to trial and instead agree to the following stipulation in settlement of the issues in this matter.

So Ordered:

IT IS STIPULATED AND AGREED:

Petitioner is agreed to date. Respondent
paid \$500.00 by check # 104 (chex) which is acceptable subject to collect
After payment respondent consent to a judgment for \$2614.47
which will report over with 4/30/07 as agreed because of the check.
Issuance of the warrant forthwith execution stayed to 4/20/07 of
Respondent to pay \$538.16. If said execution of the warrant shall
be stayed to 5/15/07 of Respondent to pay Maps rent. If said
execution shall then be stayed to 5/20/07 of \$1038.16. If said
execution shall then be stayed to 6/15/07 of Respondent to pay
June's rent. If said execution shall then be stayed to 6/20/07 of
Respondent to pay \$1038.16. All monies received will be applied to
current rent & then to the arrears. Upon default the entire sum
shall become due & owing & warrant of execution Petitioner to inspect &
repair the falling in need of: (a) exterminate, (b) pluck between city, leak
bathtub, chis, closed bathroom sink & fixtures in 4/13/07 of 9 AM - 5 PM
if further date are needed respondent will provide access Monday -
Friday between 9 AM - 5 PM. Court may sign 1 OSC for good
cause shown.

GARY F. MARTON
JUDGE, HOUSING PART

Petitioner by: [Signature]

Attorneys for Petitioner
NOVICK, EDELSTEIN, LUBELL, REISMAN,
WASSERMAN & LEVENTHAL, P.C.
733 YONKERS AVENUE
YONKERS, NY 10704

Respondent: [Signature]

Respondent's Attorney (if any)

ADJ

WF

FJ

AD

NC

NEW YORK, N.Y. (UPI) - A U.S. JUDGE HAS ORDERED THAT THE FBI INVESTIGATE THE DEATH OF MARTIN LUTHER KING, JR. IN 1968.

TAKE NOTICE that Section 745 of the Real Property Actions and Proceedings Law, you may be required by the Court to make a cash deposit for a rent payment to the petitioner, upon your second request for an adjournment or if the proceeding is adjourned or a final determination has not been made by the court within 30 days of the first court appearance. Failure to comply with an initial rent deposit or payment order may result in the entry of a final judgment against you without a trial. Failure to make subsequent required deposits or payments may result in an immediate trial on issues raised in your answer.

Clerk of the Civil Court of the City of New York Page 4

AFFIDAVIT OF CONSPICUOUS SERVICE

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

CASE # N
CNTL # 61457

MANUEL PAGAN, BEING DULY SWORN, DEPOSES AND SAYS: THAT DEPONENT IS
NOT A PARTY TO THIS PROCEEDING, IS A LICENSED PROCESS SERVER OVER 18
YEARS OF AGE AND RESIDES AT NEW YORK, NEW YORK.

2007 MAR 23 11 2:26

DEPONENT WAS UNABLE TO SERVE: VICTORIA GASPARRO,
TENANT(S)/OCCUPANT(S) BY PERSONAL DELIVERY.

AT 795 ST NICHOLAS AVENUE NEW YORK, NY 10028
APT 4H

ON 03/21/07 AT 10:17 AM DEPONENT SERVED THE ATTACHED

NOTICE OF PETITION AND PETITION

[X] BY AFFIXING A TRUE COPY FOR EACH TENANT/OCCUPANT UPON A
CONSPICUOUS PART, TO WIT-THE ENTRANCE DOOR OF SAID PROPERTY.

DEPONENT WAS UNABLE TO FIND A PERSON OF SUITABLE AGE AND DISCRETION
WILLING TO RECEIVE THE SAME AT THIS TIME OR DURING THE PRIOR ATTEMPT
MADE ON 03/20/07 AT 7:06 PM.

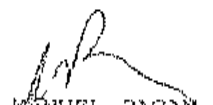
AND ON 03/21/07 DEPONENT SERVED COPIES OF THE WITHIN
NOTICE OF PETITION AND PETITION ON EACH TENANT/OCCUPANT SERVED AT
THE PROPERTY SOUGHT TO BE RECOVERED, BY DEPOSITING A TRUE COPY FOR
EACH NAMED TENANT/OCCUPANT OF THE SAME ENCLOSED IN A POST PAID
WRAPPER ADDRESSED TO EACH TENANT/OCCUPANT AT THE PROPERTY SOUGHT TO
BE RECOVERED, IN THE POST OFFICE BY CERTIFIED MAIL AND BY REGULAR
FIRST CLASS MAIL WITHIN THE STATE OF NEW YORK.

AND ON 03/21/07 ADDITIONAL MAILING BY REGULAR AND CERTIFIED MAIL TO:

SWORN TO BEFORE ME ON 03/21/07



PAULA MARKS MCGURN
NOTARY PUBLIC, STATE OF NEW YORK
NO.01MC6055829
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES MARCH 5, 2011



MANUEL PAGAN
LIC.# 1073712

C

SS



THOMAS J. BIA
MARSHAL, CITY OF NEW YORK
181 EAST 181 STREET
BRONX, NEW YORK 10451
(718) 681-8878
FAX (718) 681-8577

Lang 864

WARRANT REQUISITION

COUNTY New York

INDEX NUMBER 61457107 MARSHAL'S DOCKET # 208222

PETITIONER(S)

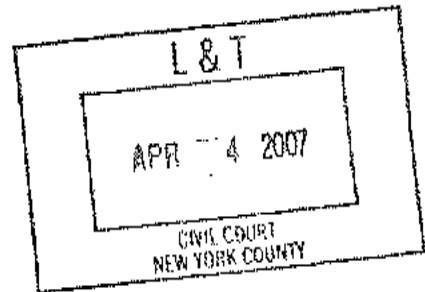
RESPONDENT(S)

795 Sheva Realty Assoc. LLC Victoria Gasparro

ADDRESS 795 St Nicholas Avenue

New York NY 10028

Apr 4H



N/P ☒ H/O ☐ A/T ☐ DEF ☒ RES ☒ COM ☐

COMMENTS: _____

DATE 04/04/07

SIGNATURE

Thomas J. Bia

City of New YorkL&T Index # 61457/07Landlord
795 Sheva Realty Assoc LLC
- against -Respondent
TenantVictoria GasparroTenant
UndertenantAddress 795 St. Nicholas Avenue
New York, N.Y. 10028
Apt. # 4HState of New York, County of New York, ss:

Edith Cardona, being duly sworn deposes and says that he/she is the agent for the petitioner herein and is fully familiar with all the facts. That this is a summary proceeding/action in which the respondent(s)/defendant(s) was served but failed to answer. I made several attempts to question the tenant, any blood relative or neighbor in order to be able to submit this affidavit that the tenant was not in the military service or dependent upon someone in the military service.

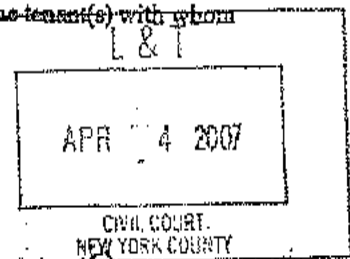
- 1). I spoke in person with the tenant(s) on _____, at approximately _____ a.m./p.m., at _____ (location). The tenant(s) _____ (name) who is approximately _____ (description) advised me that he/she is not in the military service of the United States of the State of New York in any capacity, and the tenant(s) informed me that neither he/she nor anyone in the family is dependent on any person in the military service of the United States.
- 2). I spoke to (name) Victoria Gasparro directly over the telephone by calling number (212) 244-5505 on March 28, 2007 at approximately 10:16 a.m. she identified herself as the tenant. I recognized the voice as I have had prior conversations with her. The tenant, during that telephone call, advised me that she is not in military service of the United States. The tenant also informed me that neither she nor anyone in Tenant's family is dependent on any person in the military service of the United States.
- 3). I could not locate anybody to speak with concerning the tenant(s) military status. I called at () on _____ and again on _____ and there was no answer. I went to the premises located at _____ apt. # _____ on _____ and again on _____ and no one was home. Based upon my records and the tenant(s) with whom I am familiar with, that the tenant(s) is not in the military because the tenant(s) is/are:
 - (a) approximately _____ years of age;
 - (b) disabled and uses a wheelchair/crutches/other _____;
 - (c) receives public assistance;
 - (d) see application, recertification form attached.

From the facts set forth, I am convinced that the tenant(s) is not in or financially dependent upon someone in the military service of the United States at the present time.

Sworn to before me this 29th
Day of March, 2007
Notary Public

Edith Cardona

Ivette Rimar
IVETTE RIMAR
Notary Public, State of New York
No. 24-4972698
Qualified in Kings County
Commission Expires Oct. 1, 2010



Clerk of the Civil Court of the City of New York

795 Sheva Realty Assoc LLC

Landlord

- against -

Victoria Gasparro

Tenant

County of New York

INDBX No. 61457/07

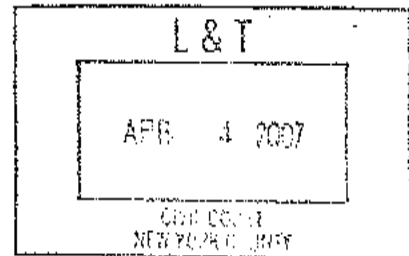
YOU ARE HEREBY REQUESTED TO SUBMIT THE PAPERS IN THE ABOVE
ENTITLED PROCEEDING TO THE JUDGE FOR A FINAL ORDER

Signature

LANDLORD

~~AGENT FOR LANDLORD~~
~~ATTORNEY FOR LANDLORD~~

I HEREBY WAIVE
ALL LEGAL FEES



THREE DAY NOTICE

049-1-250800

FICUSIA GA-PARRO
795 ST MICHAEL'S AVENUE
NEW YORK, N.Y. 10026

APT 4B

PLEASE TAKE NOTICE that you are hereby required to pay to 795 SHEVA REALTY ASSOC LLC
landlord of the above described premises, the sum of \$1,540.48 for rent of the premises
770.02/10007 709.00/10007

You are required to pay within three days from the day of service of this notice, on or before 3/05/07
or to give up possession of the premises to the landlord. If you fail to pay or to give up the premises, the
landlord will commence summary proceedings against you to recover possession of the premises.

NOTA DE TRES DIAS

POR FAVOR SIRVASE TOMAR NOTA de que usted es requerido, por este medio, de pagar a

795 SHEVA REALTY ASSOC LLC
por la suma de \$1,540.48
770.02/10007

dueña de las propiedades arriba descritas
por la renta de las propiedades
709.00/10007

Usted es requerido de pagar dentro de los tres días a continuación de recibir esta nota, o antes de 3/05/07
a entregar al dueño la posesión de dichas propiedades. Si usted falla en pagar o en entregar las propiedades,
la dueña de las propiedades se verá obligada a proceder legalmente para recuperar la posesión de dichas
propiedades.

DATE 1/20/17

795 SHEVA REALTY ASSOC LLC, LANDLORD

LAWSON PAUL DYER, CORP., AGENT

AFFIDAVIT OF CONSPICUOUS SERVICE

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

CASE # N
CNTL #

JIMMY ROMAN, BEING DULY SWORN, DEPOSES AND SAYS: THAT DEPONENT IS NOT A PARTY TO THIS PROCEEDING, IS A LICENSED PROCESS SERVER OVER 18 YEARS OF AGE AND RESIDES AT BRONX, NEW YORK.

DEPONENT WAS UNABLE TO SERVE: VICTORIA GASPARRO,
TENANT(S)/OCCUPANT(S) BY PERSONAL DELIVERY.

AT 795 ST NICHOLAS AVENUE NEW YORK, NY 10028
APT 4H

ON 02/28/07 AT 11:09 AM DEPONENT SERVED THE ATTACHED

THREE DAY NOTICE

[X] BY AFFIXING A TRUE COPY FOR EACH TENANT/OCCUPANT UPON A
CONSPICUOUS PART, TO WIT-THE ENTRANCE DOOR OF SAID PROPERTY.

DEPONENT WAS UNABLE TO FIND A PERSON OF SUITABLE AGE AND DISCRETION
WILLING TO RECEIVE THE SAME AT THIS TIME OR DURING THE PRIOR ATTEMPT
MADE ON 02/27/07 AT 8:04 PM.

AND ON 02/28/07 DEPONENT SERVED COPIES OF THE WITHIN
THREE DAY NOTICE ON EACH TENANT/OCCUPANT SERVED AT THE PROPERTY
SOUGHT TO BE RECOVERED, BY DEPOSITING A TRUE COPY FOR EACH NAMED
TENANT/OCCUPANT OF THE SAME ENCLOSED IN A POST PAID
WRAPPER ADDRESSED TO EACH TENANT/OCCUPANT AT THE PROPERTY SOUGHT TO
BE RECOVERED, IN THE POST OFFICE BY CERTIFIED MAIL AND BY REGULAR
FIRST CLASS MAIL WITHIN THE STATE OF NEW YORK.

AND ON 02/28/07 ADDITIONAL MAILING BY REGULAR AND CERTIFIED MAIL TO:


SWORN TO BEFORE ME ON 02/28/07



PAULA MARKS

NOTARY PUBLIC, STATE OF NEW YORK
NO. 01MA6055829

QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES MARCH 5, 2007


JIMMY ROMAN
LIC.# 1132155

C

SS

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF NEW YORK
HARRISON ST. TOWN 1, RM. 408

DEPT. OF RESOURCES
EST. APPLICATIONS: 081

Spec Time

29F

ORDER TO SHOW CAUSE TO VACATE DEFAULT JUDGMENT AND TO RESTORE TO THE DEBENTOR

THE SHAW REALTY AGENT LLC
PETITIONER(S),
AGAINST

VICTORIA
RESPONDENT(S)

DREXEL: 100
100 ST. NICHOLAS AVENUE
NEW YORK, NY 10036-2000

UPON THE VERIFIED AFFIDAVIT (ON BEHALF) OF VICTORIA, RESPONDENT,
THE ABOVE NAMED RESPONDENT(S), ORDERED ON DECEMBER 22, 2014,
AND UPON ALL THE PENDING AND PROCEEDINGS HEREIN:

LET THE RESPONDENT(S) OR HIS/HER/THEIR ATTORNEY(S) SHOW CAUSE AT
CIVIL COURT OF THE CITY OF NEW YORK

CLERKING PART: SP. TOWN 1, RM. 408
LOCATED AT: 111 CENTRE STREET, NEW YORK
ON: JANUARY 25, 2015, AT 09:30 AM

AND IF SUCH ANSWER OR COUNSEL MAY BE HEARD, WHY AN ORDER SHOULD NOT BE MADE.

MAINTAINING THE JUDGMENT ORDERED ON THE RESPONDENTS FAILURE TO APPEAR,
RESTORING THE CASE TO THE CALENDAR AND/OR GRANTING SUCH OTHER
AND FURTHER RELIEF AS MAY BE JUST.

UNTIL THE ENTRY OF A COURT ORDER, ALL PROCEEDINGS BY PETITIONER,
BANKRUPT ATTORNEY, AND ANY CITY MARSHAL ARE STAYED.

REMITTANCE OF A COPY OF THIS ORDER TO SHOW CAUSE AND ANNEXED AFFIDAVIT UPON THE
ORDER TO ATTORNEY (OR, IF NONE HAS NONE, ON THE PARTY),
ATTORNEY OF PARTY:

MAILED TO INITIAL:
BY PERSONAL SERVICE "IN HAND DELIVERY"
BY CERTIFIED MAIL, R. A. A.
BY FIRST CLASS MAIL WITH CERTIFICATE
OF MAILING BY POST OFFICE
ON OR BEFORE 12/29/14

MAILED TO INITIAL:
BY PERSONAL SERVICE "IN HAND DELIVERY"
BY CERTIFIED MAIL, R. A. A.
BY FIRST CLASS MAIL WITH CERTIFICATE
OF MAILING AT POST OFFICE

SHALL BE DEEMED GOOD AND SUFFICIENT.
ORDERS MAY BE HEARD BY THE RESPONDENT IN PERSON.

PROOF OF SUCH SERVICE MUST BE FILED WITH THE CLERK IN THE PART INDICATED ABOVE
ON OR BEFORE 12/29/14 BEFORE THE RETURN DATE OF THIS ORDER TO SHOW CAUSE

ATTORNEY:
JIMMY, EISENBERG & SWEET, P.C.
100 NICHOLAS AVENUE
NEW YORK, NY 10036
TELEPHONE: (212) 477-8120

MAILED:
100 NICHOLAS AVENUE
1000 GRAND CONCOURSE
BRONX, NY 10451
TELEPHONE: (718) 681-8878

*Declined
Please provide
the signature
of the
attorney
12/29/14*

GENERAL LEGAL
NOTICE OF PROTEST
JUDICIAL NOTIFICATION TO APPEAR
BY PHONE OR ORC SHOWING
DATE: TIME: INITIALS:
PERSON CONTACTED: 12/29/14

DATE: 12/26/2014
TIME: 13:40:13

OFFICE OF COURT ADMINISTRATION
- NWYK HOUSING COURT INFORMATION SYSTEM -
HISTORY OF PROCEEDINGS

PAGE: 1

CASE: 061457/2007

795 SHEVA REALTY

ASSOC LLC

VS GASPARRO

VICTORIA

NO OF RESP OSC APPL: 1

AMT DMD: \$2,406.10 PETN ATTY: NOVICK, EDELSTEIN & LUBELL, P.

FILING DTE FILING TYPE CASE TYPE1 CASE TYPE2 CASE TYPE3

03/15/2007 PET/ND RESDT NON-PAY

PETITIONER:

795 SHEVA REALTY ASSOC LLC

RESPONDENT:

GASPARRO

VICTORIA

PREMISES ADDRESS:

795 ST NICHOLAS AVENUE 4H

NEW YORK NY 10020

DESCRIPTION:

4H

03/26/2007 001 JND

VIOLS

04/02/2007 F

09:30A JURY DMD BY

RENT OFFR"D

DISPUTES AMT

RESP ATTY: PRO SE

212-999-9999

04/02/2007

001 CLN F

09:30A JSTP

GM

CAL

12/26/2014 001 OSC BY RESP SIGNED BY GL 01/05/2015 SP.TR 09:30A

VACATE JUDGMENT

01/05/2015

001 CLN SP.TR 09:30A

OSC

04/02/2007 001 FJD SIGNED BY GM

AS PER STIP/

POSS AWARDED Y MONEY AWARD \$2,814.47

JUDGMENT AGAINST:

GASPARRO

VICTORIA

COMMENT: WAR REJ 4/27/07 - DUPE WARR

04/04/2007 001 WAR WARRANT REQUESTED

04/17/2007 001 WAR WARRANT REVIEWED

04/17/2007 001 WAR WARRANT ISSUED BIA, THOMAS (BADGE 9)

EXECUTION IS AS PER STIP/ORDER

AGAINST:

GASPARRO

VICTORIA

04/18/2007 001A WAR WARRANT REQUESTED

04/27/2007 001A WAR WARRANT REVIEWED

04/27/2007 001A WAR WARRANT REJECTED

AGAINST:

GASPARRO

VICTORIA

of the City of New York

29F

Housing Part Spectrum

(PLEASE PRESS HARD)

Index No. LT 61457/07

795 Shea Ruby
Petitioner,
against
GASPANO
Respondent

AFFIDAVIT IN SUPPORT OF
AN ORDER TO SHOW CAUSE TO VACATE A JUDGMENT
Based Upon a) Failure To Appear b) Failure to Comply
and

TO RESTORE TO THE CALENDAR

Address: 795 St. Nicholas Ave
NY NY 10031 Apt. 4H

State of New York, County of NY ss.:

X Victoria Gasparino, being duly sworn, deposes and says:
(Print Your Name)
Tenant's Initials X

1. X a) I am the tenant named as respondent in the above summary proceeding.
PARTY b) I am the person claiming possession to these premises and am the
of the tenant named above.

2. X I received the Notice of Petition and Petition in this proceeding, filed my answer in the Clerk's Office and
SERVICE received a date for trial.
and ANSWER I received a Holdover Notice of Petition and Petition and the date had already passed.

3. On the Date of Trial before Judge GM
EXCUSE a) a Judgment was entered against me by default for my failure to appear. My reason for not appearing in
Court on the date scheduled for (Trial) (Motion) is:
X b) a Judgment was entered (~~after trial~~) (after stipulation) but (I) (the Landlord) failed to comply with the Order
of the Court because:

4. I allege that I have a good defense because:
DEFENSE I was improperly served. petitioner is not the owner.
the amount being claimed is incorrect. no rent was demanded.
there is credit due for rent overcharge. the rent has been partially/fully paid.*
the rent has been offered and refused. I have been harassed.
there are conditions in the apartment which need repair, or services which have not been provided.
*Explain rent payments, if any, or other defense:
please attached

5. X I request that the Judgment be vacated, that the case be restored to the calendar and that I be granted
REQUEST permission to serve these papers in person.

6. X a) I have not had a previous Order to Show Cause regarding this index number.
PRIOR b) I have had a previous Order to Show Cause regarding this index number but I am making this further
ORDER application because:

Sworn to before me this

26 day of Dec, 20 14

Signature of Court Employee and Title

Signature of Respondent

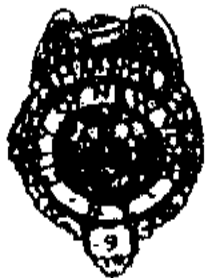
157/07

12/26/14

I am not in violation of the stipulation my opponent the landlord is the one who violated the stip, not me.

The stipulation was contingent to necessary repairs and the repairs were not fulfilled adequately.

So the way I see it. Please restore this case to calendar so that I can explain these things in open court.



THOMAS J. BIA
MARSHAL, CITY OF NEW YORK
181 EAST 181 STREET
BRONX, NEW YORK 10451
(718) 681-8878
FAX (718) 681-8677

Lung 864

WARRANT REQUISITION

COUNTY New York

INDEX NUMBER 61457107 MARSHAL'S DOCKET # 2082220

PETITIONER(S)

795 Sheva Realty Assoc

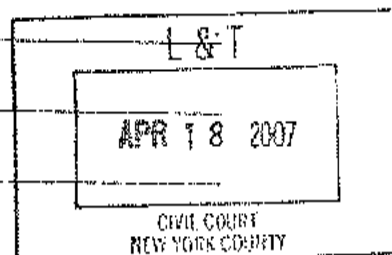
RET. 4/27/07

PRIOR WARRANT

ISSUED 4/17/07

RESPONDENT(S)

Victoria Gasparro



ADDRESS 795 St Nicholas Avenue

New York, NY 10028

Apr 4H

N/P ☒ H/O ☐ ATT ☒ DEF ☐ RES ☒ COM ☐

COMMENTS: _____

DATE

04/17/07

SIGNATURE

Thomas J. Bia

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF NY PART G

Index No.: 61457

Year 2007

Date: 4/2/07

Hon: Martin

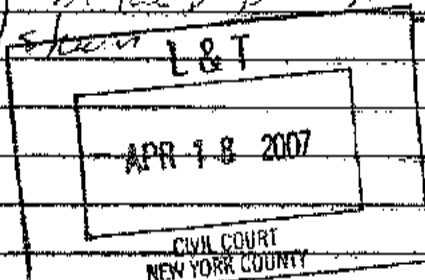
795 Shore Realty Assoc LLC
Petitioner
against
Victor Gasparo
Respondent
795 St Nicholas Ave
Apt # 4H

The parties understand that each party has the right to a trial, the right to see a Judge at any time and the right not to enter into a stipulation of settlement. However, after a review of all the issues, the parties agree that they do not want to go to trial and instead agree to the following stipulation in settlement of the issues in this matter.

So Ordered:

IT IS STIPULATED AND AGREED:

Petitioner is awarded to Sept. Respondent paid \$500 to check # 1041 (check) with amount \$500.00. Petitioner is awarded consent to a full payment of \$21,147.00 which was paid via 4/30/07, ensuring balance of the check. Issuance of the warrant forthwith, execution stayed to 4/20/07 if Respondent to pay \$538.16. If said sum of the sum shall be stayed to 5/20/07 if Respondent to pay May 21/07. If said sum shall then be stayed to 5/20/07 if \$1038.16. If said execution shall then be stayed to 6/20/07 if Respondent to pay June 1/07. If said execution shall then be stayed to 6/20/07 if Respondent to pay 1038.16. All monies received will be applied to current rent + then to the arrears. Upon default of either sum shall become due + warrant of execution. Petitioner to inspect & repair the falling as needed. Inextinguishable 16 flash bottom coil block bottom coil, closed bottom sink, doors in 4/13/07 of 4 AM 5 PM of further duties are needed Respondent will provide same. Mingling Friday before 9 AM 5 PM Court may sign 1 case for 72 (cc) share L&T



GARY F. MARTON
JUDGE, HOUSING PART

Attorney for Petitioner

Attorney for Respondent
MORAN, ROSEN, LURELL, REISMAN,
WASHINGTON & LEONARD, P.C.
ATTORNEYS AT LAW
NEW YORK, NY 10013

Respondent

Respondent's Attorney (if any)

Civil Court of the City of New York
County of New York
Part

Index Number L+T 61457/07 NY
Motion Cal. # _____ Motion Seq. # 23

DECISION/ORDER

Recitation, as required by CPLR §2219 (a), of the papers considered in the review of this Motion:

Papers	Numbered
Notes of Argument and Affidavits Annexed.....	_____
Other Papers in Support of Cause and Affidavits Annexed....	<u>1</u>
Answering Affidavits	_____
Replying Affidavits.....	_____
Exhibits	_____
Other.....	_____

Claimant(s)/Plaintiff(s)/Petitioner(s)
against

795 Sheva Realty
ASSOC. LLC
Victoria Gasparino

Defendant(s)/Respondent(s)

Upon the foregoing cited papers, the Decision/Order on this Motion to _____

Grant judgment is as follows:

Granted on default of
Plaintiff. All pending restraints
garnishments are lifted.

Plaintiff may not seek to
enforce any remaining balance
due under the 4/2/07

"so ordered" stipulation
w/out further order of the
court.

This constitutes the decision
& order of the court.

5/14/15
Date

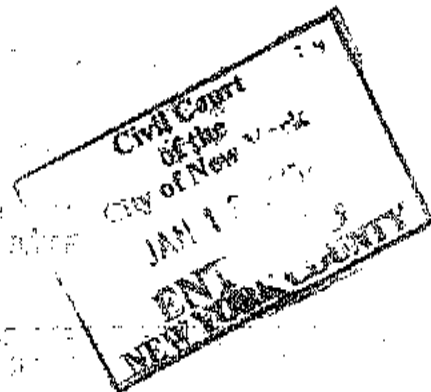
PAULA COETZ
Judge, Civil Court
JUDGE, CIVIL COURT

13

SPERM

CIVIL COURT OF THE CITY OF NEW YORK
JAN 13 2015
JAN 13 2015

THE CIVIL COURT OF THE CITY OF NEW YORK
JAN 13 2015
JAN 13 2015



RECITATION, AS REQUIRED BY CPLA 2009(4), OF THE
REVIEW OF THIS CASE TO VACATE DEFAULT JUDGMENT OF

WHEREAS

NOTICE OF MOTION AND AFFIDAVITS ANSWERING
ORDER TO SHOW CAUSE AND AFFIDAVITS ANSWERING
PENDING AFFIDAVITS
REFUTING AFFIDAVITS
EXHIBITS
STIPULATION
OTHER

UPON THE FOREGOING CITED PAPERS, THE DECISION GIVEN IN THIS MATTER
AS FOLLOWS:

The motion is granted
to the extent that
the default judgment
is vacated. Matter
restored for a hearing
on challenge to stipulation default
May 14, 2015. All stays
vacated.

1/13/15
DATE

HON. JAMES E. d'AUGUSTE

ADJOURNMENT

16

SP TEAM

UNIT NO. 11001-0001
SER. A. 001
10. 01/29/2018
01/29/2018 001

RETURNED TO SENDER BY REGISTERED MAIL, RETURNED TO THE SENDER

UNIT NO. 11001-0001
SER. A. 001
10. 01/29/2018
01/29/2018 001

UNIT NO. 11001-0001
SER. A. 001
10. 01/29/2018
01/29/2018 001

UNIT NO. 11001-0001
SER. A. 001
10. 01/29/2018
01/29/2018 001

CITY OF NEW YORK
CLERK OF THE CITY OF NEW YORK
111 CENTRE STREET, NEW YORK
JANUARY 12, 2015, AT 09:10 AM

UNIT NO. 11001-0001
SER. A. 001
10. 01/29/2018
01/29/2018 001

UNIT NO. 11001-0001
SER. A. 001
10. 01/29/2018
01/29/2018 001

UNIT NO. 11001-0001
SER. A. 001
10. 01/29/2018
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SER. A. 001
10. 01/29/2018
01/29/2018 001

UNIT NO. 11001-0001
SER. A. 001
10. 01/29/2018
01/29/2018 001

ATTY
KAVULICH & ASSOC
181 WESTCHESTER AVE
PORTCHESTER NY 10705
Suite # 600

1/2/15

MARSHAL
Stephen W. Biegel
109 W 34th St
Suite 200
NY NY 10018

NOTICE OF FORGIVENESS
KAVULICH & ASSOC
181 WESTCHESTER AVE
PORTCHESTER NY 10705
Suite # 600

UNIT NO. 11001-0001
SER. A. 001
10. 01/29/2018
01/29/2018 001

UNIT NO. 11001-0001
SER. A. 001
10. 01/29/2018
01/29/2018 001

DATE: 01/29/2018
TIME: 12:12:30

OFFICE OF COURT ADMINISTRATION
MANAGING COURT INFORMATION SYSTEM -
HISTORY OF PROCEEDINGS

PAGE: 1

FILE: 01/29/2018

FILE: 01/29/2018

01/29/2018

01/29/2018

VICTORIA

AT OF DEPT. SEC. ADL.

FILE: 01/29/2018

FILE: 01/29/2018

FILE: 01/29/2018

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FILE: 01/29/2018

VICTORIA

58F

the City of New York

Housing Part

Index No. LT

(PLEASE PRESS HARD)

61457-07

795 Steva Realty

Petitioner,

against

Gasparino

Respondent

**AFFIDAVIT IN SUPPORT OF
AN ORDER TO SHOW CAUSE TO VACATE A JUDGMENT**
Based Upon a) Failure To Appear b) Failure to Comply
and

TO RESTORE TO THE CALENDAR

Address: X 795 St. Nicholas Ave.

Apt. #4H

State of New York, County of NY SS.:

V. Gasparino
Tenant's Initials (Print Your Name)

, being duly sworn, deposes and says:

1.
PARTY

- X a) I am the tenant named as respondent in the above summary proceeding.
X b) I am the person claiming possession to these premises and am the
of the tenant named above.

2.
SERVICE
and ANSWER

- X I received the Notice of Petition and Petition in this proceeding, filed my answer in the Clerk's Office and
received a date for trial.
X I received a Holdover Notice of Petition and Petition and the date had already passed.

3.
EXCUSE

- On the Date of Trial before Judge 4-2-07 JSTP
a) a Judgment was entered against me by default for my failure to appear. My reason for not appearing in
Court on the date scheduled for (Trial) (Motion) is:
X b) a Judgment was entered (after trial) (after stipulation) but (I) (the Landlord) failed to comply with the Order
of the Court because: X

4.
DEFENSE

I allege that I have a good defense because:

- X I was improperly served. X petitioner is not the owner.
X the amount being claimed is incorrect. X no rent was demanded.
X there is credit due for rent overcharge. X the rent has been partially/fully paid.*
X the rent has been offered and refused. X I have been harassed.
X there are conditions in the apartment which need repair, or services which have not been provided.

X *Explain rent payments, if any, or other defense: X
please see attached.

5.
REQUEST

X I request that the Judgment be vacated, that the case be restored to the calendar and that I be granted
permission to serve these papers in person.

6.
PRIOR
ORDER

- X a) I have not had a previous Order to Show Cause regarding this index number.
X b) I have had a previous Order to Show Cause regarding this index number but I am making this further
application because: X See attached

Sworn to before me this

2 day of Jan, 20 18

Signature of Respondent

Signature of Court Employee and Title

This may concern:

On 12-23-14, I received Marshal notice of garnishment in mailed
-dated 12-22-14 (see attached)

-with 20 calendar day deadline

On 12-26-14, I reported to civil court to file judgement vacancy

2:40pm - requested files window 9 - (see attached); expedited 1/7/15

3:24pm - OSC was denied; I left voicemail for attorney - no return call

4:45pm - went and gave marshal "good faith" payment - (see attached)

- Marshal office informed me that so long as we have my payments, they will not garnish my paycheck. I gave initial payment 10%, and also left with them 2 post-dated checks

(today) on 1-2-15 - I logged into online banking to find my accounts on hold - (see attached)

- These bank accounts are dedicated to the care of my home and my 3.5 year old child.

- I believe the attorney placed a hold on "legal fees" in the amount of \$5,100.85, in which they weren't court ordered to do.

- 10:27am - left 2 voicemails to management attorney - still no response or call back

I respectfully request that the restraining order be lifted.

The City of New York

Department of Records
and Information Services
MUNICIPAL RECORDS CENTER

RECORDS REQUISITION

DEPARTMENT * Bob * window 9		LOCATION (Box Number)
OFFICE OR BUREAU		RECORDS TITLE (From "Records Control Sheet")
ADDRESS AND ROOM NO. 795 SHEVA BLVD V. VICTORIA GASPARO		SPECIFIC NAME OR NUMBER, AND YEAR LT 61457-07 61457-07
SIGNATURE	DATE 12/26/14	
TITLE	TEL.	

FOR RECORDS OFFICE USE ONLY

DATE SUBMITTED TO MRC	DATE RECORD OR REPLY RECEIVED	DATE RECORD RETURNED TO MRC
-----------------------	-------------------------------	-----------------------------

REMARKS

* PLS EXPEDITE
for Jan 7, 2014

FOR MUNICIPAL RECORDS CENTER USE ONLY

DATE RECN. RECEIVED	DATE RECORD OR REPLY FORWARDED	RESEARCHER
---------------------	--------------------------------	------------

- | | |
|--|--|
| <input type="checkbox"/> REQUISITION FILLED | <input type="checkbox"/> ADDITIONAL INFORMATION NEEDED (See Remarks) |
| <input type="checkbox"/> CHARGED OUT - NAME AND UNIT; DATE (See Remarks) | <input type="checkbox"/> DISPOSED |
| <input type="checkbox"/> RECORD NOT IN FILE | <input type="checkbox"/> BOX RANGE |
| <input type="checkbox"/> NAME DIFFERS (See Remarks) | <input type="checkbox"/> OTHER (See Remarks) |
| <input type="checkbox"/> RECORD SERIES NOT IN MRC | |

REMARKS

PLEASE CALL AFTER
3 PM IN NYC AT
(212) 312-1111

14 weeks

VICTORIA I. GASPARRO 1-2 652 210 655 159
DATE 1-9-15
PAY TO THE ORDER OF NYC Marshal Stephen W. Biegel \$ 266-
Two hundred and sixty six DOLLARS
CHASE
JPMorgan Chase Bank, N.A.
New York, New York 10017
www.Chase.com
MEMO 10% of gross, 2nd payment
021000021 686510159

VICTORIA I. GASPARRO 1-2 652 210 655 160
DATE 1-23-15
PAY TO THE ORDER OF NYC Marshal Stephen W. Biegel \$ 266-
Two hundred and sixty six DOLLARS
CHASE
JPMorgan Chase Bank, N.A.
New York, New York 10017
www.Chase.com
MEMO 10% of gross, 3rd payment
021000021 686510160

New York City Marshal
Stephen W. Biegel, Badge #27
109 West 38th Street, Suite 206
New York, NY 10018
(212) MARSHAL

Monas

12/26/14

VICTORIA I. GASPARRO 1-2 652 210 655 158
DATE 12/26/14
PAY TO THE ORDER OF NYC Marshal Stephen W. Biegel \$ 266-
Two hundred and sixty six dollars DOLLARS
CHASE
JPMorgan Chase Bank, N.A.
New York, New York 10017
www.Chase.com
MEMO 10% of gross, 1st payment
021000021 686510158

Transaction History

Customer: VICTORIA I GASPARRO

Account: NY(N)/CT Savings #XXXXXX3361

*required field

Current Balance \$5,308.49

Present Balance \$5,308.49

Available Less Overdraft \$132.64

Available Balance \$132.64

Calendar

Date Posted	Tran Type	Description	\$ Debits(-)	\$ Credits(+)	\$ Balance
Pending		AN ACCOUNT HOLD HAS BEEN PLACED	-5,100.85		
Pending		AN ACCOUNT HOLD HAS BEEN PLACED	-75.00		
12/19/2014	Interest	INTEREST PAYMENT			
12/05/2014	Online Transfer	Online Transfer to CHK ...6865	-350.00	0.04	5,308.49 *
11/24/2014	Interest	INTEREST PAYMENT			5,308.45 *
10/22/2014	Interest	INTEREST PAYMENT		0.05	5,658.45 *
09/25/2014	Online Transfer	Online Transfer to CHK ...6865	-400.00	0.05	5,658.40 *
09/24/2014	Misc. Debit	ODP TRANSFER TO CHECKING 0009	-150.00		5,658.35 *
09/24/2014	Online Transfer	Online Transfer to CHK ...6865	-200.00		6,058.35 *
09/22/2014	Interest	INTEREST PAYMENT			6,208.35
09/17/2014	Online Transfer	Online Transfer from CHK ...68		0.05	6,408.35 *
09/08/2014	Online Transfer	Online Transfer to CHK ...6865	-1,050.00	1,711.00	6,408.30 *
09/08/2014	Misc. Credit	SERVICE FEE REVERSAL			4,697.30 *
09/08/2014	Misc. Credit	SERVICE FEE REVERSAL		0.28	5,747.30
08/21/2014	Fee	SERVICE FEE	-4.00	4.00	5,747.02
08/21/2014	Interest	INTEREST PAYMENT		0.02	5,743.02 *
					5,747.02

Older

JPMorgan Chase Bank, N.A.
Branch 692
3940 Broadway
New York, NY 10032

Transaction History

Customer: VICTORIA I GASPARRO

Account: NY/NJ/CT Checking #XXXXXXXXX6865

Case number

LT6145707

*required field

Current Balance ☒ \$2,902.87 Present Balance ☒ \$2,753.09 Available Less Overdraft ☒ \$837.64 Available Balance ☒ \$970.28 Calendar ☒

Date Posted	Tran Type	Description	\$	Debits (-)	\$	Credits (+)	\$	Balance
Pending		AN ACCOUNT HOLD HAS BEEN PLACE		(-1,915.45)				
Pending	Memo	POS DEBIT RITE		-85.53				
Pending	Memo	POS DEBIT 719 B		-4.25				
Pending	Memo	ATM DEBIT 2218		-60.00				
12/31/2014	Debit Card	02022 LAUNDRY CARD NEW YORK NY		-10.00				2,902.87 *
12/30/2014	Check	CHECK # 158		(-266.00)				2,912.87 *
12/30/2014	Debit Card	1239 FOOD CORP NEW YORK NY		-57.21				3,178.87
12/30/2014	Debit Card	THE HOME DEPOT 6175 NEW YORK N		-62.03				3,236.08
12/30/2014	Debit Card	DUNKIN #345768 Q35 NEW YOR		-3.87				3,298.11
12/30/2014	Debit Card	DUNKIN #345768 Q35 NEW YOR		-11.26				3,301.98
12/30/2014	ACH Deposit	NYC HUMAN RES. CH SUP DEP				197.46		3,313.24
12/29/2014	ACH Debit	NAVIENT NAVI DEBIT		-63.15				3,115.78 *
12/29/2014	Debit Card	D'AGOSTINO #09 NEW YORK NY		-60.83				3,178.93
12/29/2014	Debit Card	USPS 3596550055/322 W NEW YORK		-521.25				3,239.76
12/29/2014	Debit Card	FAMOUS FAMIGLIA PIZZERI NEW YO		-15.75				3,261.01
12/29/2014	Debit Card	DNCSS MEADOWLANDS CO EAST RUTH		-6.00				3,276.76
								Order

IN SENATE, JANUARY 29, 1897.

REPORT OF THE

COMMISSIONERS OF THE LAND OFFICE

IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE

ON JANUARY 14, 1896.

ALBANY, N. Y.: 1897.

WILLIAM C. BROWN, COMMISSIONER.

JOHN C. BROWN, CLERK.

JOHN C. BROWN, CLERK.

JOHN C. BROWN, CLERK.

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JOHN C. BROWN, CLERK.

61977

314/17

21.1.17

The present Commission was organized on the 1st day of

January, 1897, and has since that time been engaged in

the study of the various questions connected with the

land office, and has the honor to submit to the Senate

the following report on the subject of the same.

Very respectfully,
WILLIAM C. BROWN, Commissioner.

JOHN C. BROWN, Clerk.

JOHN C. BROWN, Clerk.

JOHN C. BROWN, Clerk.

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JOHN C. BROWN, Clerk.

CIVIL COURT OF THE CITY OF NEW YORK

Case No. 16CV01627

Page 29

EXHIBIT 10

Declaration of the undersigned and the undersigned for the purpose of this case.

1. I, the undersigned,

2. The undersigned, being duly sworn, depose and say that the foregoing is true and correct.

3. The undersigned, being duly sworn, depose and say that the foregoing is true and correct.

4. The undersigned, being duly sworn, depose and say that the foregoing is true and correct.

5. The undersigned, being duly sworn, depose and say that the foregoing is true and correct.

6. The undersigned, being duly sworn, depose and say that the foregoing is true and correct.

7. The undersigned, being duly sworn, depose and say that the foregoing is true and correct.

8. I, the undersigned,

9. The undersigned,

10. The undersigned,

11. The undersigned,

12. The undersigned,

13. The undersigned,

14. The undersigned,

15. The undersigned,

16. The undersigned,

17. The undersigned,

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26. The undersigned,

27. The undersigned,

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29. The undersigned,

30. The undersigned,

31. The undersigned,

32. The undersigned,

33. The undersigned,

34. The undersigned,

35. The undersigned,

36. The undersigned,

37. The undersigned,

38. The undersigned,

39. The undersigned,

40. The undersigned,

THOMAS J. DIA

MEMBER, CITY OF NEW YORK
OF EAST 14 STREET
SECOND FLOOR ROOM 4041
PHONE: 212 512 4678
FAX: 212 512 4677

Long 864

VERA'S REQUESTION

COURT New York

INDEXED 1957-03

MARSHAL YORK KTS 20100

EXHIBIT 115

EXHIBIT 115

246 West 14th Street

New York City

WITNESSES: J. J. [illegible] [illegible]

[illegible] [illegible] [illegible]

[illegible] [illegible]



BY [illegible] [illegible] [illegible]

[illegible] [illegible]

[illegible] [illegible]

United States District Court
Southern District of New York

Magistrate
Judge
Federal
Court

1/19/18
1/19/18
1/19/18

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original document as it appears in the records of the United States District Court for the Southern District of New York.

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original document as it appears in the records of the United States District Court for the Southern District of New York.

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original document as it appears in the records of the United States District Court for the Southern District of New York.

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original document as it appears in the records of the United States District Court for the Southern District of New York.

United States District Court
Southern District of New York

1/19/18
1/19/18
1/19/18

[Signature]
U.S. District Court

State and County of New York

J.S. [illegible] Realty, Inc.	
[illegible]	Leased
[illegible]	Term

County of New York
Index No. 61457/07

YOU ARE HEREBY REQUESTED TO SUBMIT THE PAPERS IN THE ABOVE
CAPTIONED MATTER TO THE CLERK FOR JUDICIAL REVIEW

[Signature]

FORRESTER HATCO
ALL OTHERS FROM

FORRESTER
ALL OTHERS FROM

111
171
172

Page 34

[The body of the document is extremely faint and illegible due to heavy noise and poor scan quality. It appears to contain multiple paragraphs of text, possibly including a letter or a report. Some faint words like "I am writing to you" and "I am sorry" can be discerned in the lower half of the page.]

STATE OF NEW YORK

CLERK OF THE COURT

IN SENATE CHAMBERS

NEW YORK, NEW YORK

BEFORE ME, the undersigned authority, on this 21st day of January, 2018, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of January, 2018.

ATTEST:

NEW YORK, NEW YORK

CLERK OF THE COURT

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

NOTARY PUBLIC

CIV-GP-78 (Replaces 43-1006A)

PLEASE PRINT

Index No. 061457 Year 07

**Civil Court of the City
of New York**

County of N.Y.

NOTICE

Filed papers may not be taken from this office and must be returned to the requisition counter.

PENAL LAW, Sections 175.20 and 175.25 provide a penalty of imprisonment or fine for unlawful removal or alteration of a public record.

795 SHEVA REANTY
against—

VICTORIA GASPARRO

REQUISITION

SEND TO: Copy of Judgment
+ BTIP 4/2/07 AND
AFTER

FOR: KAPULICH + ASS

Name Celia Arrayo

Address 181 WESTCHESTER AVE

Date 1/29/15